



*City Council  
of the  
City of Augusta, Maine*

May 17, 2012

**Title: Amendment – LUO - Zone Change - Western Avenue**

WHEREAS, the property at Tax Map 85, Lot 18 has a house on it and the current zoning does not allow it to be used for both a residential and commercial use due to site capacity analysis.

WHEREAS, the property located at Tax Map 85, Lot 19 has an auto repair/service and an automobile business on it. It is located between Tax Map 85, Lot 20, which is in the Regional Business (CC) District, and Tax Map 85, Lot 18.

NOW THEREFORE BE IT ORDAINED, By the City Council of the City of Augusta that the following amendments be made to the Land Use Ordinance, Official Zoning Map:

The lot known as Assessor's Map 85, Lot 18 shall be rezoned in accordance with Section 1.6.1(A)(iv)(b) of the Augusta Land Use Ordinance. The new contract zone shall be Regional Business (CC) District with two uses specifically allowed as permitted uses – “automobile business” and “one and two family dwellings”.

The lot known as Assessor's Map 85, Lot 19 shall be rezoned in accordance with Section 1.6.1(A)(iv)(b) of the Augusta Land Use Ordinance. The new contract zone shall be Regional Business (CC) District with three uses specifically allowed as permitted uses – “auto repair/service”, “automobile business”, and “one and two family dwellings”.

12-078

**Introduced by: Manager (Development Services)**

**Moved By: Rollins    Sec'd By: Byron**

**Read and Passed, Final Reading: June 7, 2012**